

Architectural Inventory Form

(Page 1 of 8)

I. IDENTIFICATION

1. Resource number: **5BL7344**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Graham / Carson / Crnkovich House**
6. Current building name: **Hester House**
7. Building address: **616 Baker Street**
8. Owner name: **Kyle and Heather Hester**
Owner address: **616 Baker Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¼ of NE¼ of SE¼ of NE¼ of section 3
10. UTM reference
Zone **13**
Easting: **492030**
Northing: **4446365**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **11, 12** Block: **22**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1158 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Flared Eave
Dormer

22. Architectural style /
building type:

Late 19th and Early
Twentieth Century Revivals
/ Classic Cottage

21. General Architectural Description

Located on the east side of Baker Street five houses north of 6th Avenue, the rectangular house on this property is one story in height and measures approximately 24' x 44'. The wood frame house rests on a coursed ashlar stone foundation that rises about 12" above the ground and the exterior walls are finished with clapboard siding. The home has a hipped roof finished with asphalt shingles and flared, boxed eaves. A tall brick chimney is found on the north slope and a short brick chimney is found on the peak of the roof. One dormer is located on the west slope, characterized by two lights, clapboard siding, and a hipped roof with flared eaves. The windows on the house are predominantly 1/1 double hung sashes with wood frames and surrounds. Other windows on the house are limited to a sliding window on the east elevation. The front of the home has a full-width projecting closed porch characterized by a wood floor, two concrete steps, a closed rail, Tuscan columns, metal storm windows, a metal storm door, and a hipped roof with flared eaves. Around the perimeter of the porch is a brick planter. The main entry contains a wood panel door with one light. The rear of the house contains a metal storm door and a wood panel door with one light. To the southeast of the home is a wood frame garage with vertical plank siding, swinging doors, and a gabled roof.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Baker Street, five houses north of 6th Avenue, near the east end of Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of single-family homes.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1906**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
W.C. and Mary Graham

Source of information:
"Town of Longmont, Colorado - Water Rent Collections."

29. Construction History (include description and dates of major additions, alterations, or demolitions)::

The house at 619 Baker Street was constructed in 1906 and has remained in many ways the same through the present time. The home was moderately altered at an unknown time when the original screened porch was enclosed, primarily by placing storm windows in the former screened spaces. Even with this change, the profile and design of the house is clearly apparent. Designed by an unknown architect, this home was a fine cottage typical of working-class housing of the period in terms of its size, materials and construction methods. Today the house is generally in excellent condition and retains much of its historic appearance dating to its period of construction.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The house at 616 Baker Street was constructed in 1906 by W.C. and Mary Graham. W.C. was employed as a chief chemist at the Great Western Sugar Company plant in Longmont. Between 1907 and 1918, the house was occupied by John and Olive Carson. John was born in 19580 in Bloomington, Indiana and arrived in Colorado in 1898. In 1905 he came to Longmont, where he engaged in farming through his retirement in the mid-1920s. In 1918, the home was occupied for a short time by James and Clara Barr. James was born in Lynchburg, Ohio in 1865, came to Colorado in the early 1890s, and settled in Longmont in 1902. After operating general stores for a number of years prior to arriving in Longmont in 1902, he then changed careers and became a general contractor. Between 1919 and 1923, the house was occupied by a widow by the name of Elnora Stewart. From 1926 o 1928, the house was occupied by Fred and Mabel Hunt. Eugene "Fred" Hunt was born in Riverton, Nebraska in 1885 and came to Colorado around 1906. Mabel was born in 1883 in Illinois. At the time they lived in the home at 616 Baker Street, Fred and Mabel were the proprietors of a billiard hall. Fred was also working for the Great Western Sugar Company plant, where he remained employed for thirty years. Between 1928 and 1933, the house was occupied by Milo and Elsie Marston, about whom little is known other than that Milo worked as a salesman. Also living in the house during theses years were Roland Veneman (a laborer) and William and Dartle Veneman, about whom nothing is known. From 1934 to at least 1938, the house was evidently owned by Thomas Wallace (and his estate). Thomas was born in Peoria, New York in 1864 and came to Colorado in 1896. He farmed in the Niwot area from 1911 to 1916 and then moved to Longmont, where he built an auto garage at the corner of 5th Avenue and Kimbark Street. Wallace died in 1935 and it appears that never lived in the house at 616 Baker Street. Between approximately 1936 and 1938, the house was occupied by Vernon and Cara Osborne, along with Claude Osborne and Herbert Osborne. Vernon was born in Holyoke, Colorado in 1887, farmed for many years, and operated a gasoline station in Longmont. Cara was born in Bloomfield, Iowa in 1894 and came to Longmont around 1906. Claude was born in 1897 in Kime, Missouri and came to Longmont in 1929, where he worked for twenty-five years as a cook at the Williams Café. Little is known about Herbert other than that he worked as a laborer and later became manager of the Longmont city dump. Finally, between the early 1940s and 1793, the property was occupied by Vance and Mary Crnkovich. Vance was born in Yugoslavia in 1886 and immigrated to the US in 1903, where he settled in Illinois. He married Mary in 1915 in Iowa and the couple moved to Longmont in 1939, where Vance worked as a coal miner until his retirement.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit records for 616 Baker Street.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930 and June 1959.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

"Carson," (obit.), *Longmont Ledger*, 8 January 1926, p. 5.

"Carson," (obit.), *Longmont Ledger*, 26 February 1926, p. 5.

"Jim Barr, Who Came Here 64 Years Ago Dies," *Longmont Times Call*, 31 October 1955, p. 1.

"Eugene F. Hunt Dies Suddenly in Denver Home," *Longmont Times Call*, 10 April 1945, p. 1.

"Mrs. Mabel Jean Hunt Dies in California," *Longmont Times Call*, 16 June 1967, p. 3.

"Thomas J. Wallace Succumbs After Few Days Illness," *Longmont Ledger*, 26 April 1936, p. 4.

"Vernon Osborne," (obit.) *Longmont Times Call*, 17 April 1971, p. 3.

"Services Set for Mrs. Cara Osborne," *Longmont Times Call*, 4 November 1963, p. 8.

"Claude Osborne," (obit.) *Longmont Times Call*, 11 September 1982, p. 18.

"Vance Crnkovich," (obit.) *Longmont Times Call*, 22 February 1973, p. 3.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

- xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

- xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
- xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
- 2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.
- 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1906-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This Classic Cottage style is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, circa 1906-1953. The house is also architecturally notable, under Criterion C, for its representation of the Classic Cottage style of architecture. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to a small loss of integrity, the property also probably does not qualify to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property exhibits a reasonably high level of historic integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, setting - location, design, materials, workmanship, feeling, and association. The most notable alteration is that the home's originally screened-in front porch has been enclosed with storm windows. Overall, though, the house retains many of the features dating from its original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-39**

Frame(s): **14, 23**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 25, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**